

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, January 25, 2023, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Approval of minutes: December 19, 2022
4. New Business:

Special Use Permit

- a. **Application Z-23-01 by Rutherford County Board of Education, represented by Jeff Hooper of Barge Cauthen & Associates**, is requesting a special use permit to construct a 2-story, 102,000 square-foot building addition to an existing institutional group assembly use for Oakland High School in a Single-Family Residential (RS-15) zoning district, located at 2225 Patriot Drive. (Project Planner: Joel Aguilera).
 - b. **Application Z-23-02 by Rutherford County Board of Education, represented by Jeff Hooper of Barge Cauthen & Associates**, is requesting a special use permit to construct a 2-story, 102,000 square-foot building addition to an existing institutional group assembly use for Riverdale High School in Single-Family Residential (RS-15) zoning district, for property located at 802 Warrior Drive. (Project Planner: Joel Aguilera).
5. Staff Reports and Other Business
 6. Adjourn

MINUTES
OF THE CITY OF MURFREESBORO
BOARD OF ZONING APPEALS
City Hall, 111 W. Vine Street, Council Chambers

December 19, 2022, 1:00PM

Members Present:

Ken Halliburton, Vice-Chair
Misty Foy
Julie King
Tim Tipps

Staff Present:

Matthew Blomeley, Assistant Planning Director
Brad Barbee, Planner
Joel Aguilera, Planner
Roman Hankins, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

Davis Young, Chair

1. Call to Order:

Vice-Chair Ken Halliburton called the meeting to order.

2. Determination of a quorum:

Vice-Chair Halliburton determined that a quorum was present.

3. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the November 21, 2022, BZA meeting were approved as submitted.

4. New Business:

- a. Zoning Application [Z-22-028] by Lesley Hurst, requesting a special use permit to establish a home-based business for a hair salon on property in a Single Family Residential (RS-12) zone district for property located at 2319 Amber Glen Drive.**

Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

December 19, 2022

incorporated into these minutes by reference.

Ms. Lesley Hurst was present at the meeting.

Vice-Chair Halliburton inquired about the location of the home in relation to Cason Lane. Mr. Barbee showed the Board where the home is located on the GIS map.

Ms. Hurst stated to the Board that the driveway had been extended to accommodate more parking.

Vice-Chair Halliburton opened the public hearing.

Mr. David Gregory, resident of 2326 Amber Glen Drive, spoke in favor of approving the special use permit.

There being no one else to speak for or against the request, Vice-Chair Halliburton closed the public hearing.

Mr. Tim Tipps inquired about the 5th recommended condition of approval. The Board and Staff discussed the wording of the 5th condition and decided to remove the word "existing".

Mr. Tipps moved to approve the special use permit subject to all staff comments; the motion was seconded by Ms. Misty Foy and carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Nay: None

b. Zoning Application [Z-22-029] by Ann Thomas, requesting a special use permit to establish an accessory apartment in a Single Family Residential (RS-15) zone district for property located at 1802 Oxford Drive.

Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference.

Ms. Ann Thomas and Mr. Charles Brackin were present at the meeting.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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Vice-Chair Halliburton opened the public hearing.

There being no one else to speak for or against the request, Vice-Chair Halliburton closed the public hearing.

Ms. Julie King moved to approve the special use permit subject to all staff comments;

The motion was seconded by Ms. Misty Foy and carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Nay: None

c. Zoning Application [Z-22-030] by Gordon Bradberry, requesting a special use permit to operate a Temporary Vending Establishment (shaved ice sales) in a Commercial Highway (CH) zone district for property located at 1911-2053 Old Fort Parkway.

Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference.

Mr. Gordon Bradberry was present at the meeting.

Vice-Chair Halliburton opened the public hearing.

There being no one else to speak for or against the request, Vice-Chair Halliburton closed the public hearing.

Ms. Misty Foy moved to approve the special use permit subject to all staff comments;

The motion was seconded by Vice-Chair Ken Halliburton and carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Nay: None

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

December 19, 2022

5. Staff Reports and Other Business:

Mr. Matthew Blomeley informed the Board that we are anticipating a meeting next month and offered to resend the 2023 calendar to anyone who needs it.

6. Adjourn:

There being no further business, Vice-Chair Halliburton adjourned the meeting at 1:36pm.

CHAIRMAN

SECRETARY

DRAFT

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

JANUARY 25, 2023

PROJECT PLANNER: JOEL AGUILERA

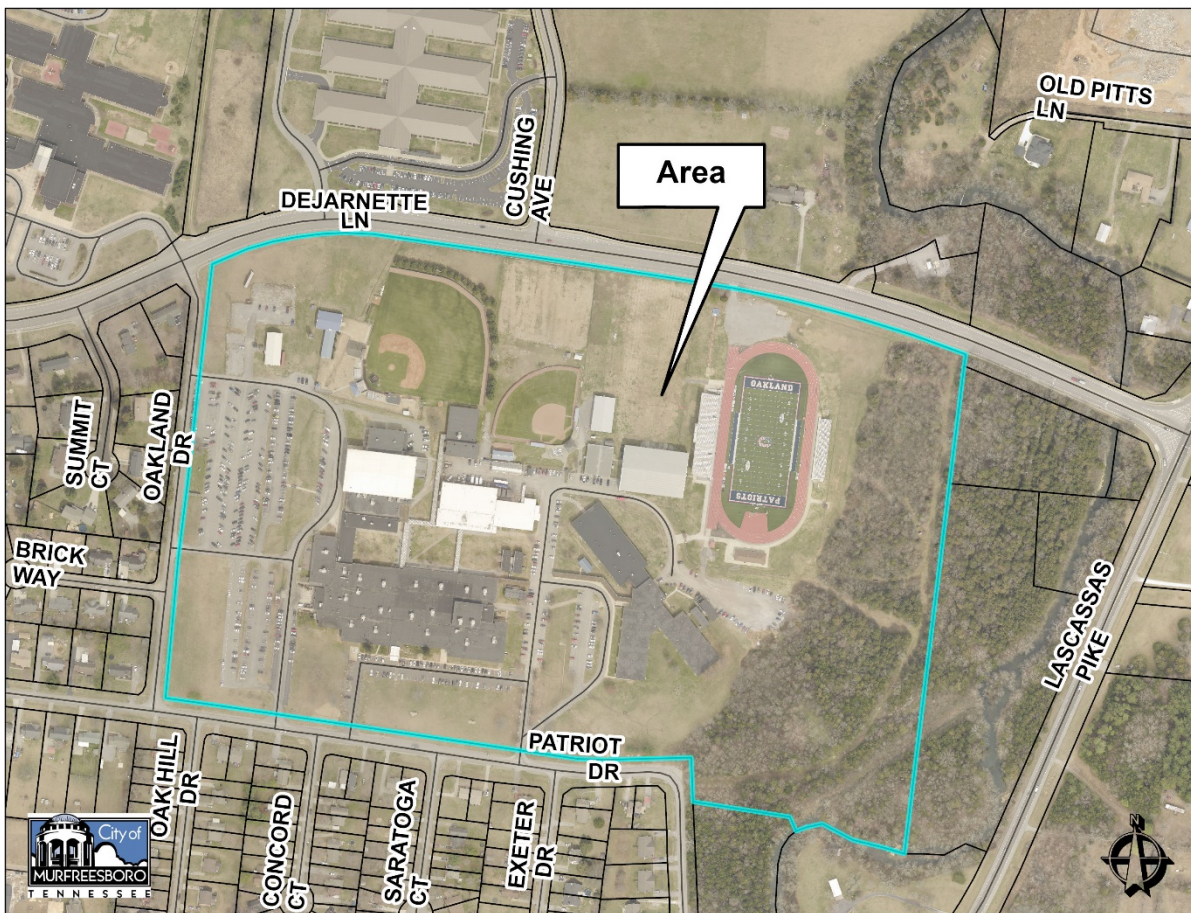
Application: Z-23-001

Location: 2225 Patriot Drive

Applicant: Rutherford County Board of Education, represented by Jeff Hooper, Barge Cauthen & Associates, Inc.

Zoning: RS-15 (Residential Single-Family - 15,000 square feet minimum lot size)

Requests: Special Use Permit for an expansion of an existing institutional group assembly use (Oakland High School).



Overview of Request

Oakland High School, represented by Jeff Hooper, Barge Cauthen & Associates Inc., is requesting a Special Use Permit (SUP) for Rutherford County Schools to construct a 102,000 square-foot building addition and parking lot modification, located at Oakland High School, 2225 Patriot Drive. The building addition will connect from the rear of the existing main building to the new annex building and includes interior renovations within both buildings. The existing portable buildings located at Oakland High School will be removed with this addition but will remain until construction of the expansion is complete.

The property is zoned single family residential, 15,000 square feet minimum lot size (RS-15). The surrounding properties are zoned RS-15, PRD and RM (County) to the north, RS-15 and RD to the west, RD to the south and RM (County) to the east. The uses are primarily single family residential to the west and south, Oakland Middle School to the north, and vacant land and Bushman Creek to the east.

Building Addition

The existing school building and annex are a total of 298,000 square feet and 42 feet 9 inches height. The proposed addition will be 2-stories (44 feet height) and will house 25 new classrooms (total 116 classrooms) as well as science labs and an auditorium. The addition will include a catwalk for enclosed 2nd floor hallway with an opening at grade for vehicular access from the parking lot to the athletic fields at the north end of the property. The breezeway clearance height and width are 14' by 34' and exceeds the minimum clearance required by the Murfreesboro Fire Rescue Department for firetruck clearance. An intercom system with outdoor speakers will be installed on the addition that will be used for emergency communications. The proposed addition depicts mechanical rooftop equipment that will be left unscreened. The building materials for the proposed addition are brick and utilize a similar color pattern to match the existing building.

Site Modifications

As depicted on the site plan, site revisions include removing 89 existing parking spaces and constructing 293 new parking spaces in front of the school and annex along Patriot Drive, resulting in a total of 1,051 parking spaces on site. The Zoning Ordinance parking standard is 5 spaces per classroom or 1 space per 5 seats in the auditorium, whichever is greater. In this case the required parking is 580 spaces, thus the site plan meets the parking requirement.

PARKING	Number of Classrooms	Square Feet	Parking Required / # Classrooms	Parking Provided
Main Building	91	215,611 sq ft		847
Annex		82,389 sq ft		
New Addition	25	102,000 sq ft		Less 89/add 293
Totals	116	400,000 sq ft	580 spaces	1,051 spaces

The project proposal includes two new detention basins and new emergency access road that will be gated with YELP mode for emergency service access via Patriot Drive. In addition, the existing gravel lot located adjacent to Dejarnette Lane will be paved.

Per the applicant's letter, there are no anticipated changes to on-site traffic circulation. School staff will continue to manage on-site parking and loading and unloading of passengers for drop-off and pick-up times.

Relevant Zoning Ordinance Section

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses, such as public and private schools and expansions thereto, as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(zz) sets forth standards for institutional group assembly uses in addition to the Standards of General Applicability in Section 9(C).

The applicable standards are listed below with information from staff on how the applicant intends to address them. After reviewing the criteria for the special use requirements for institutional group assembly uses, this project appears to meet the criteria, except the maximum height requirement per the development standards of the Zoning Ordinance.

Standards of General Applicability with Staff Analysis:

(1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:

- The proposed building addition and site modifications are internal to the site and should have minimal impact to surrounding residential properties. Lighting on the proposed addition will not extend beyond the property line. The proposed addition will increase the total student population from 2200 to 2500 total students. Parking will continue to be managed on site to help mitigate any potential impact on adjacent public rights-of-way or neighboring properties.

(2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:

- The proposed building addition is internal to the site and should have minimal impact on the surrounding area. Additional parking will be provided onsite and onsite circulation is unchanged for the majority of the site and improved along the frontage. Staff has confirmed that the proposed building addition and added parking spaces will not interfere with the surrounding adjacent properties. New detention ponds will be constructed to address onsite stormwater management.

(3) The proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:

- The property has existing services and access to public facilities. The proposed building addition and parking will be served adequately by essential public facilities. The drainage system has been designed to meet the City's requirements and will be subject to further review during the Site Plan review process.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
- Staff is not aware of any such features on-site that will be impacted by this use.
- (5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
- Additional standards for institutional group assembly uses are listed below.

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

- 1) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
 - As mentioned previously, parking shall be managed on-site and there is no backing from the site onto a public right of way. The site revisions will increase the parking on site and onsite circulation. There is no parking that will be in the required front yard setback.
- 2) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;**
 - The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft lots thus the minimum size is 45,000 ft or 1.033 acres. The proposed site is approximately 71.7 acres in size which exceeds three times the required minimum.
- 3) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify**

whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

- Additional lighting has been proposed with the building addition as well as sections of the parking lot. The photometric plan shows that the on-site lighting in the parking lots will be no more than 0.5 footcandles at the property lines.

4) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;

- Solid waste disposal will be handled via an existing dumpster located near the loading area on the west side of the main building and behind the eastern annex. Staff has confirmed that there are no plans to modify or move the dumpster for this project.

5) Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;

- No new recreational areas are proposed with this special use permit application.

6) The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by carpooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

- The total number of parking spaces for this project is 1,051 parking spaces, which exceeds the minimum parking required per the Zoning Ordinance of 580 spaces, as outlined in Chart 4 of the zoning ordinance.

7) An application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation, or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use:

- The proposed use for this project will be a 102,000 square foot expansion of the existing school, modifications to the parking lot, and new emergency access drive from Patriot Drive. Additional lighting has been proposed with the building and as well as sections of the parking lot. The applicant has stated that no new traffic patterns are anticipated with this plan.

- 8) **The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**
- No such uses are being requested with this special use permit application.
- 9) **The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short-term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use;**
- No temporary or short-term uses are being proposed at this time; therefore, the applicant is not requesting any variances associated with any such uses.
- 10) **The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise;**
- An outdoor intercom system with outdoor speakers will be installed with the building to be used for emergency communications and will only be used periodically, during school hours. School hours are 8:00 am to 3:00 pm, Monday through Friday. Use of the intercom will be required to comply with the City's Noise Ordinance.

Staff Analysis and Recommendation:

The proposed addition will be consistent in architecture and exterior building materials with the existing school buildings. The proposed addition height is similar to the existing building as well as other recent school additions including private schools where the height of the auditorium and gymnasiums are approximately 42 feet. Although this height exceeds the RS-15 maximum height of 35-feet, it is compatible with similar institutional uses within the RS-15 zoning district. The addition of the parking spaces and emergency access will improve the current site conditions, and the addition of 25 new classrooms, science labs, and auditorium will remove the need of the portables.

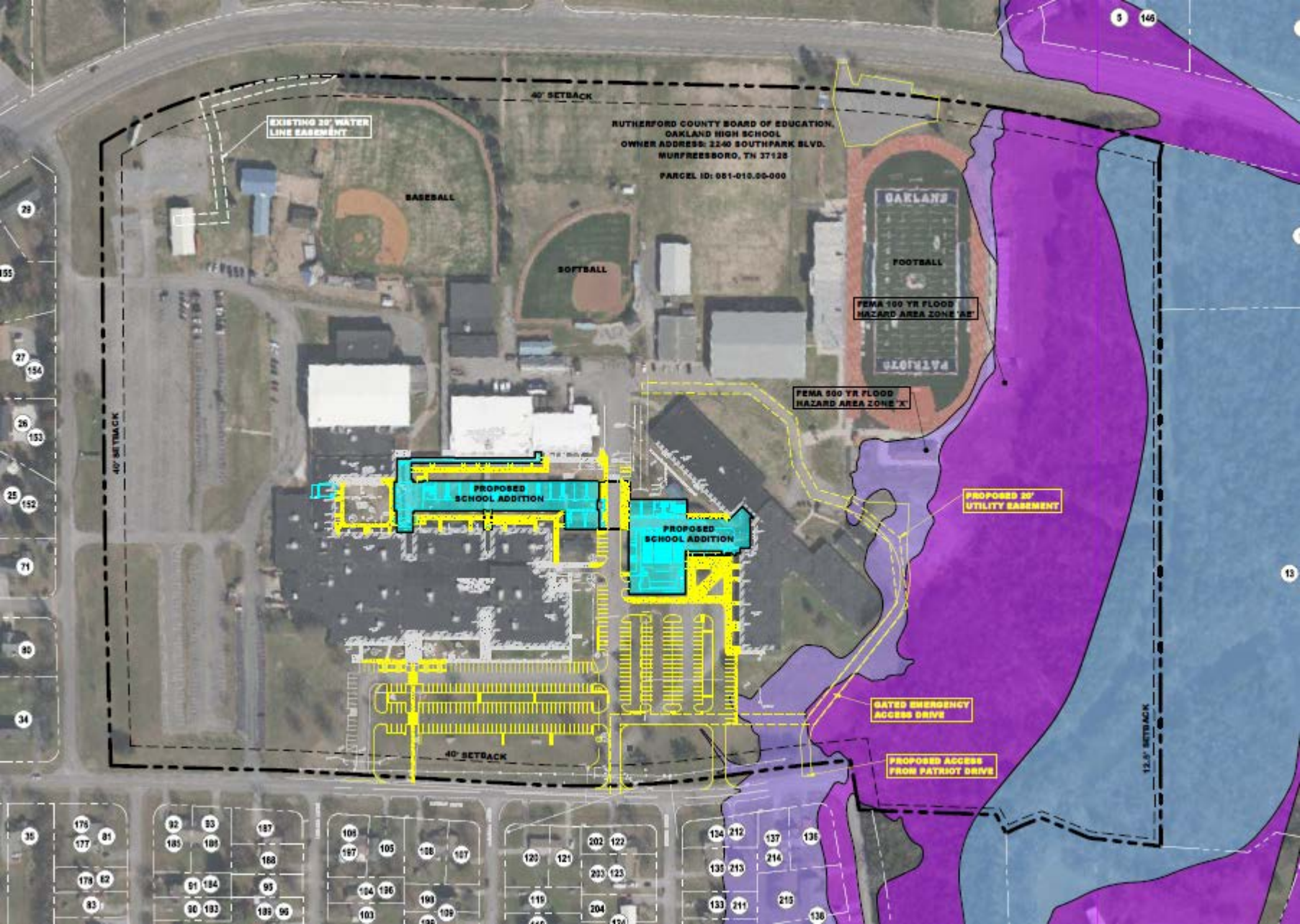
Staff recommends approval of the Special Use Permit because it meets the general standards of applicability and specific use standards for institutional group assembly uses, as noted above. If approved, staff recommends special use permit include the following conditions.

Recommended Conditions of Approval:

1. The special use permit approval is for an approximately 102,00 square foot, 2-story addition for 25 classrooms, science labs and auditorium and site modifications that include parking lot changes to accommodate 1,051 total parking spaces, paved gravel lot, new emergency access road gated in YELP mode, and stormwater detention basins.
2. Roof mounted equipment shall be screened from views off-site including public rights-of-way.
3. BZA approval does not imply approval of the Site Plan. A site plan shall be submitted for review and approval, subject to the Murfreesboro Zoning Code and Design Guidelines.
4. The existing portables on-site shall be removed prior to the issuance of the certificate of occupancy for the Oakland High School building addition.

Attached Exhibits

- A. Site plans and elevations
- B. Letter of explanation from applicant
- C. Application



RUTHERFORD COUNTY BOARD OF EDUCATION,
OAKLAND HIGH SCHOOL
OWNER ADDRESS: 2240 SOUTH PARK BLVD.
MURFREESBORO, TN 37128
PARCEL ID: 061-015.00-000

EXISTING 30' UTILITY EASEMENT

BASEBALL

SOFTBALL

FOOTBALL

FEMA 100 YR FLOOD HAZARD AREA ZONE 'AE'

FEMA 500 YR FLOOD HAZARD AREA ZONE 'X'

PROPOSED SCHOOL ADDITION

PROPOSED SCHOOL ADDITION

PROPOSED 20' UTILITY EASEMENT

GATED EMERGENCY ACCESS DRIVE

PROPOSED ACCESS FROM PATRIOT DRIVE

40' SETBACK

40' SETBACK

12.5' SETBACK

22

155

27

134

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175

81

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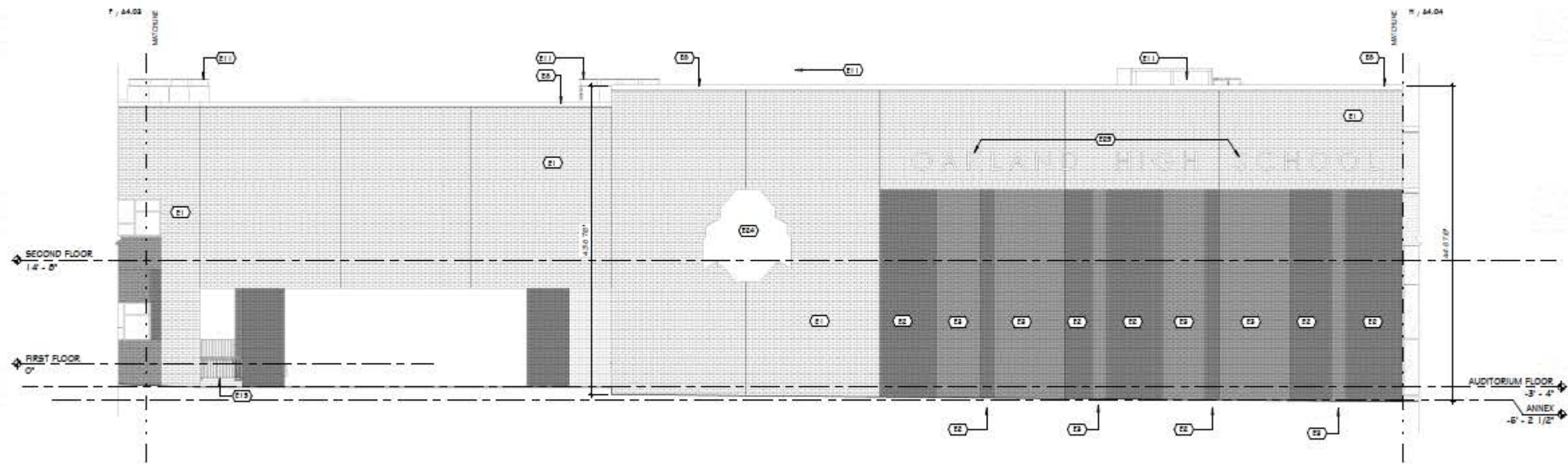
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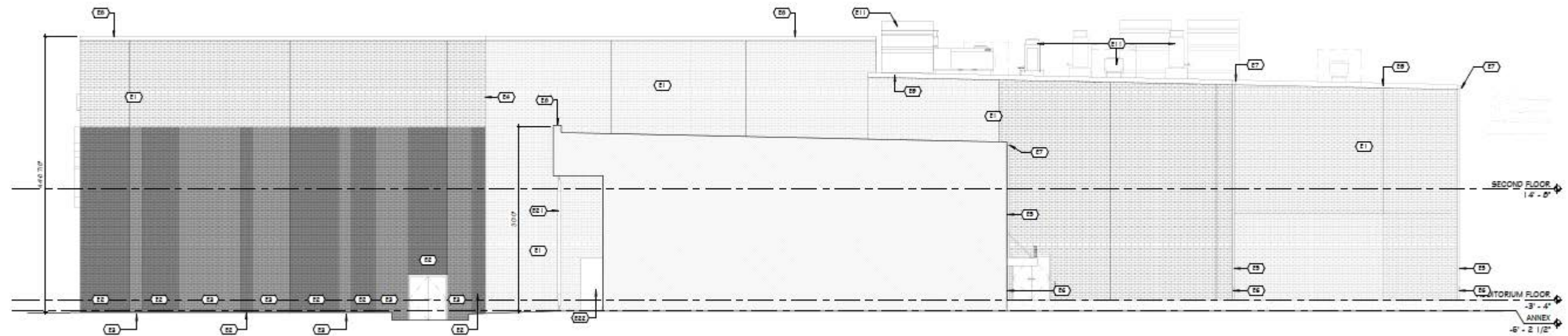
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G SOUTH ELEVATION - PART 'G'
 SCALE 1/8" = 1'-0"
 0 1 2 3 4 5

BUILDING ELEVATION KEY PLAN	
L	ABBREVIATIONS: • E11, RUNNING SOLID BRICK TYPE 1 • E12, RUNNING SOLID BRICK TYPE 2 • E13, RUNNING SOLID BRICK TYPE 3
1	3/4" x 40' PREFINISHED METAL DOWNPOUT, UNLESS NOTED OTHERWISE
2	1 1/2" x 12" PREFINISHED METAL GUTTER, UNLESS NOTED OTHERWISE
4	SOLDER COURSE BRICK TYPE 2, UNLESS NOTED OTHERWISE
5	ROWLOCK SILL BRICK TYPE 2, UNLESS NOTED OTHERWISE

BUILDING ELEVATION KEY PLAN



EAST EXTERIOR ELEVATION - PART 'G'

SCALE 1/8"=1'-0"



SECOND FLOOR
14'-0"

ATORIUM FLOOR
-3'-4"

ANNEX
-6'-2 1/2"



Special Use Application for Oakland High School

Barge Cauthen & Associates, Inc.
Jeff Hooper, Vice President
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
615.356.9911
jeff@bargecauthen.com

January 10, 2022

Mr. Joel Aguilera
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: Oakland High School Addition/Expansion
BZA Special Use Permit
Murfreesboro, TN

Dear Joel,

Pursuant to Section 8—Procedure For Uses Requiring Special Permits and Section 9-Standards for Special Permit Uses, of the City of Murfreesboro, Tennessee 2022 Zoning Ordinance (Revised October 20, 2022) in regards to the proposed addition/ renovation of Oakland High School, please accept the following information as our Board of Zoning Appeals-Hearing Request Application.

Section 8 - Procedure for Uses Requiring Special Permits:

- (1) The owner or other person having a contractual interest in the property which is the site of the proposed special use shall file an application for a special use permit with the Zoning Administrator, which application shall be accompanied by a nonrefundable fee established from time to time by the Council and shall contain the following information:

(a) Name, address, and telephone number of the applicant;

Barge Cauthen & Associates, Inc.
Contact: Jeff Hooper, Vice President
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
(615) 356-9911
jeff@bargecauthen.com

Submitting the application on behalf of:

Rutherford County Board of Education
Contact: Mr. Trey Lee
2240 Southpark Boulevard
Murfreesboro, TN 37128
(615) 416-4404
leetr@rcsschools.net

(b) nature and extent of the applicant's interest in the property for which a variance is requested;

The Rutherford County Board of Education (RCBOE) is the property owner and applicant. Their intent to construct a high school addition and other site improvements for the residents of Murfreesboro and is reliant on the Board of Zoning Appeals Application approval of the special use permit.

(c) a site plan of the site of the proposed special use drawn at a scale to allow adequate review. Site plans for developments of less than one hundred fifty acres will be at a scale of not less than one hundred feet to the inch. For development between one hundred fifty and one thousand acres, site plans will be at least two hundred feet to the inch. Site plans shall contain the following information:

A copy of the Site Plan for the proposed high school addition is included with this application with all required information.

(d) address of the site of the proposed special use;

2225 Patriot Drive
Murfreesboro, TN 37130

(e) a vicinity map showing the property which is the site of the proposed special use and all parcels of property within a five hundred-foot radius;

A vicinity map showing the proposed school is included on the overall site plan.

(f) zoning classification of the property which is the site of the proposed special use ;

The zoning classification is Single-Family Residence District (RS-15).

(g) The proposed special use to be located on such property with a description of the manner in which the special use will be conducted or operated, including, but not limited to , the following:

[1] the hours and days of operation;

Typical operation of the high school is from 8:00 a.m. to 3:00 p.m. Monday through Friday.

Extracurricular activities from 3:00 p.m. – 11:00 p.m.

[2] the duration of the proposed special use;

Permanent.

[3] the number of expected students that will be expected to utilize any proposed facility or participate in any program connected with the proposed special use;

The current student population varies from year to year, but averages around 2,300 students. The proposed student population is 2,500 students which is the maximum allowed per Rutherford County School Board.

[4] the projected traffic that will be expected to be generated by the proposed special use;
Existing portables will be relocated elsewhere on the campus and utilized until the proposed construction is completed. Upon completion and occupancy of the proposed addition, portables will be removed. Significant changes in traffic patterns are not anticipated.

(h) the potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed to be located and the manner in which the applicant proposed to eliminate or minimize them.

There are no known harmful characteristics of the school addition/ renovation at this time.

Section 9 - Standards for Special Permit Uses:

(C) Standards of general applicability. An applicant for a special permit shall present evidence at the public hearing on such special permit, which evidence must establish:

(1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

The proposed building addition is contained within an existing courtyard on the campus, therefore the building addition does not encroach closer to adjacent neighborhoods. Parking additions are contained on the property and meet the minimum setback requirements of the Zoning Ordinance. Existing water, sewer and electric utilities service the existing buildings on the campus and some relocation of utilities will be required but none will have a direct impact on the adjacent neighborhoods.

(2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations

The proposed building will be constructed of brick and will be located in the existing courtyard and connect the annex buildings. The addition will not encroach any closer to adjacent neighborhoods. The proposed building materials can be seen on the included architectural elevations. Photometric plans have been included and note the allowable footcandles at the property line have not been exceeded.

(3) that the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

The proposed use will be served adequately by all public facilities and services. Access to the campus is from Patriot and Oakland Drives, both local roads. Oakland Drive has direct access to Dejarnett Lane which is a 5-lane arterial. The number of parking spaces provided on the campus is nearly double than required by zoning code. The storm drainage system and detention ponds have been designed for to meet or exceed the City's requirements. Fire protection will be provided by a sprinkler system within the building addition as well as the Murfreesboro Fire Department Station 8. Water and Sanitary Sewer services will be provided by the Murfreesboro Water and Sewer Department.

(4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance;

The property is an existing high school and no significant natural, scenic, or historical structures are known to exist.

(5) that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use.

The proposed use complies with all additional standards imposed on it by the institutional group assembly use section authorizing its use.

(D) Authorized special uses and additional standards

(1) The special use permit uses specified on Chart 1 of this article shall be allowed in the districts indicated on said Chart 1 subject to the issuance of special permits therefore.

Chart 1 allows schools in the RS-15 districts with a special use permit.

(2) The following special permit uses shall be allowed in the districts indicated on Chart 1 of this article subject to the issuance of special permits therefore and subject to the following minimum standards which shall apply in addition to the general standards applicable to special permit uses set forth in subsection (C) hereof:

(zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship, shall be subject to the following additional standards:

(1) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;

No parking areas back onto a public right-of way, and there is adequate space for vehicles to turn around on-site. On-site off-street parking areas have been provided for vehicles to load and unload passengers.

[2] In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;

The lot size of the site is 71.7 ± acres, which exceeds three times the minimum lot size of 15,000 s.f. permitted in the RS-15 zoning district.

[3] On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

A site photometric plan has been included in this submittal which shows the light pole locations, heights, and anticipated footcandles, which will not encroach on neighboring properties.

[4] Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize adverse affects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental

effect upon the adjacent property;

All dumpsters locations are existing and are located near the loading area on the west side of the main building and behind the eastern annex building.

[5] Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;

No changes to outdoor recreational or group activities are proposed.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by car pooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

Chart 4 requires 5 spaces per classroom or 1 space per 5 seats in the auditorium, whichever is greater. There are 116 classrooms, so 580 spaces are required. There are 847 existing parking spaces for the existing high school. The demolition plan shows 89 parking spaces being removed and the site plan provides 293 additional parking spaces for a total amount of 1,051 parking spaces post-construction.

[7] an application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;

The proposed work is an addition/ renovation to an existing high school for the purpose of educating children in grades 9 through 12. Other uses on the site include recreational athletics. The high school has been in existence for 50+ years and the traffic scenarios at peak times are not anticipated to change.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit.

Not applicable.

[9] the BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use; and

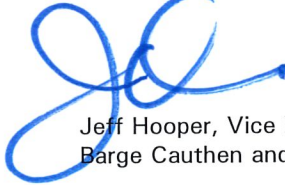
There are no short term uses proposed at this time.

[10] the application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulation noise.

An intercom system with outdoor speakers is installed on the building to be used for emergency communications. The system will only be used periodically and during school hours

Please accept this package as support of our Special Use Permit application. Please don't hesitate to contact me with any questions or concerns.

Thank You,



Jeff Hooper, Vice President
Barge Cauthen and Associates, Inc.

January 10, 2023

Mr. Joel Aguilera
City of Murfreesboro Planning Department
111 West Vine Street
Murfreesboro, TN 37130

Re: **Oakland High School Additions and Renovations**
BC&A No. 2971-07

Dear Mr. Aguilera:

Per our conversations regarding the building addition to Riverdale High School, the maximum building height of 35 feet allowed in the RS-15 zoning creates a hardship for this type of project.

The project is unusual in that it does not have the same use as other properties in the zoning district. The auditorium is integral to the proposed public high school use. It is designed to accommodate several activities within the facility, such as theatrical performances, musical performances, school convocations, and various other community activities.

The design is consistent with other Rutherford County School projects. With the structural requirements for the roofing system as well as the catwalk, control booth, fly loft, proscenium, equipment and associated supports, lighting, curtain and backdrop rigging, the bearing height, slope, and extent of finished roofing systems have been provided at 44 feet and 9 inches. The roof system's components allow for the school and community events to commence without having limitations to the lighting, HVAC equipment, or limited productions. The requested height at the auditorium is 9 feet 9 inches over the maximum allowable building height.

The height of the system also relates to the adjacent roofing systems of the classroom wings and the drive through access below the second floor classroom "bridge", not only for aesthetics benefits, but also for rain water distribution and appropriate clearances (13'-8") for vehicular traffic, driving up the height of the building. The maximum height of the classroom wing is 41 feet 10 inches. The requested height at the classroom is 6 feet 10 inches over the maximum allowable building height.

The existing school gymnasium is approximately 42'-9" above finished grade. The proposed heights are similar to the existing gymnasium and will have a very minimal or no impact of the adjacent property, as the exceeding roof lines occur a minimum of 350 feet from the nearest property line.

The proposed design heights are necessary for appropriate school operations, site circulation, and general welfare of the school users. I hope this adequately addresses the need for exceeding the allowable maximum building height of 35 feet. Please contact me at (615) 356-9911, if you have any questions or require additional information.

Sincerely,



Jeff Hooper, P.E.
Vice President

P:\2971 Goodwyn Mills Cawood\2971-07\Corr\05 BZA REsubmittal\BZA Height Leter 01102023.docx



CIVIL ENGINEERS

6606 CHARLOTTE PIKE, STE 210

NASHVILLE, TENNESSEE 37209

615.356.9911 PHONE

615.352.6737 FAX


WWW.BARGECAUTHEN.COM

<i>City of Murfreesboro</i> BOARD OF ZONING APPEALS	HEARING REQUEST APPLICATION
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Location/Street Address: Oakland High School - 2225 Patriot Drive			
Tax Map: 81	Group:	Parcel: 10	Zoning District: RS-15

Applicant: JEFF HOOPER, P.E.		E-Mail: jeff@bargecauthen.com	
Address: 6606 Charlotte Pike, Suite 210		Phone: 615.356.9911	
City: Nashville	State: TN	Zip: 37209	

Property Owner: Rutherford County Board of Education, Trey Lee			
Address: 2240 Southpark Boulevard		Phone: 615-416-4404	
City: Murfreesboro	State: TN	Zip: 37128	

Request: Special Use Permit for proposed building and parking expansions	
102,000 sf bldg addition; 36,000 sf bldg renovations; net 177 new parking spaces;	
Zoning District: RS-15	
Applicant Signature: 	Date: 1-10-2023

Received By:	Receipt #:
Application #:	Date:

Murfreesboro
Board of
Zoning Appeals



MURFREESBORO
TENNESSEE

**HEARING APPLICATION
AND
GENERAL INFORMATION**

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

JANUARY 25, 2023

PROJECT PLANNER: JOEL AGUILERA

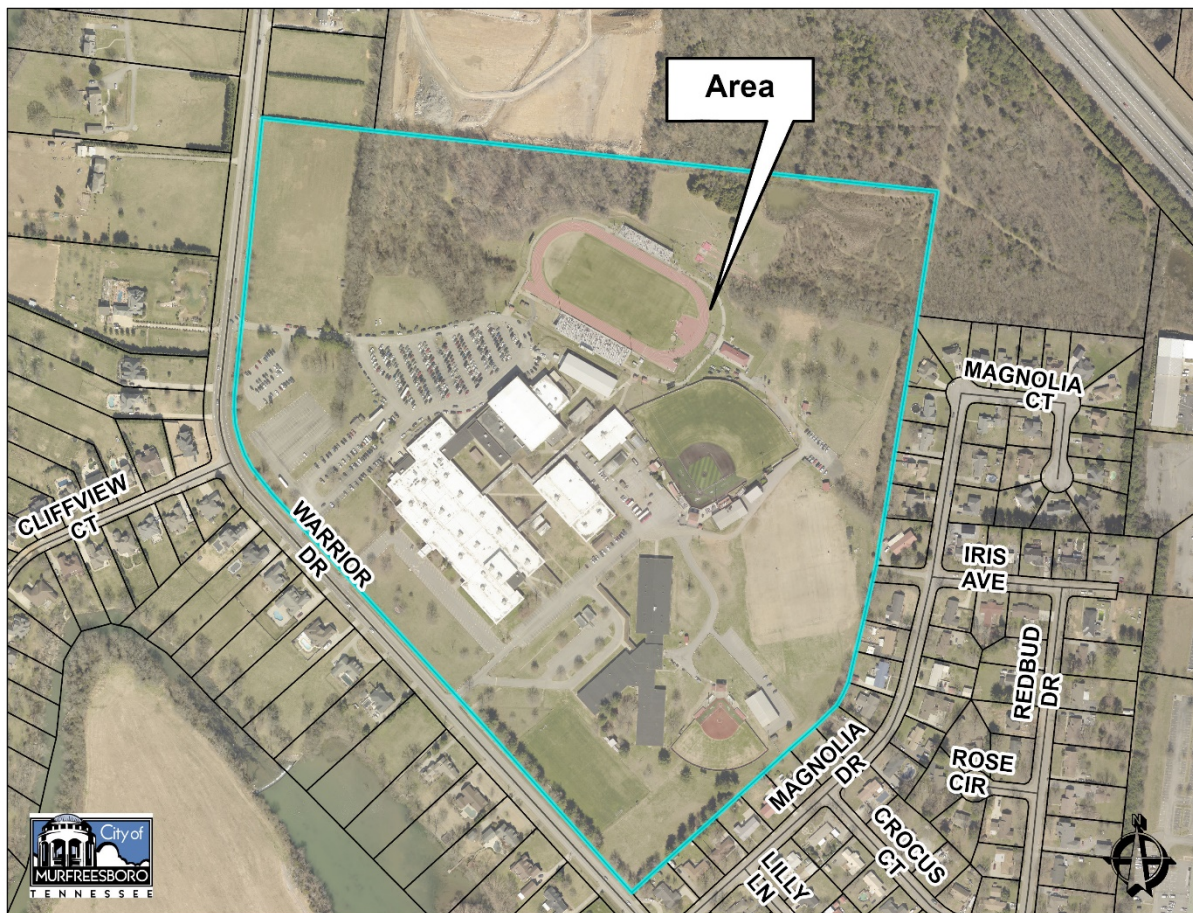
Application: Z-23-002

Location: 802 Warrior Drive

Applicant: Rutherford County Board of Education, represented by Jeff Hooper, Barge Cauthen & Associates, Inc.

Zoning: RS-15 (Residential Single-Family - 15,000 square feet minimum lot size)

Requests: Special Use Permit for an expansion of an existing institutional group assembly use (Riverdale High School).



Overview of Request

Riverdale High School, represented by Jeff Hooper, Barge Cauthen & Associates Inc., is requesting a Special Use Permit (SUP) for Rutherford County Schools to construct a 102,000 square-foot building addition and parking lot modification, located at Riverdale High School, 802 Warrior Drive. The building addition will connect from the rear of the existing main building to the new annex building and includes interior renovations within both buildings. The existing portable buildings located at Riverdale High School will be removed with this addition but will remain until construction of the expansion is complete.

The property is zoned single family residential, 15,000 square feet minimum lot size (RS-15). The surrounding properties are zoned RS-15, and CH to the north, RS-15 to the west, south, and east. The uses are primarily single family residential to the west, south, and east, and vacant commercial land to the north.

Building Addition

The existing school building and annex are a total of 298,000 square feet and 42 feet 9 inches height. The proposed addition will be 2-stories (44 feet height) and will house 25 new classrooms (total 116 classrooms) as well as science labs and an auditorium. The addition will include a catwalk for enclosed 2nd floor hallway with an opening at grade for vehicular access from the parking lot to the athletic fields at the north end of the property. The breezeway clearance height and width are 14’ by 34’ and exceeds the minimum clearance required by the Murfreesboro Fire Rescue Department for firetruck clearance. An intercom system with outdoor speakers will be installed on the addition that will be used for emergency communications. The addition will have mechanical rooftop equipment that will be left unscreened. The building materials for the proposed addition are brick and utilize a similar color pattern to match the existing building.

Site Modifications

As depicted on the site plan, site revisions include removing 103 existing parking spaces and constructing 277 new parking spaces in front of the school and annex along Warrior Drive, resulting in a total of 1,034 parking spaces on site. The Zoning Ordinance parking standard is 5 spaces per classroom or 1 space per 5 seats in the auditorium, whichever is greater. In this case the required parking is 580 spaces, thus the site plan meets the parking requirement.

PARKING	No. Classrooms	Square Feet	Parking Required / # of Classrooms	Parking Provided
Main Building	91	215,611 sq ft		860
Annex		82,389 sq ft		
New Addition	25	102,000 sq ft		Less 103/add 277
Totals	116	400,000 sq ft	580 spaces	1,034 spaces

The project will also include new detention basins along the property frontage and a new gated emergency access drive from Warrior Drive to access the rear of the property. The gate will operate on YELP mode. Per the applicant's letter, there are no anticipated changes to on-site traffic circulation, and the school will continue to manage on-site parking for loading and unloading passengers.

Relevant Zoning Ordinance Section

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses, such as public and private schools and expansions thereto, as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(zz) sets forth standards for institutional group assembly uses in addition to the Standards of General Applicability in Section 9(C).

The applicable standards are listed below with information from staff on how the applicant intends to address them. After reviewing the criteria for the special use requirements for institutional group assembly uses, this project appears to meet the criteria, except the maximum height requirement per the development standards of the Zoning Ordinance.

Standards of General Applicability with Staff Analysis:

- (1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:**
 - The proposed building addition and site modifications are internal to the site and should have minimal impact to surrounding residential properties. Lighting on the proposed addition will not extend beyond the property line. The proposed addition will increase the total student population from 2200 to 2500 total students. Parking will continue to be managed on site to help mitigate any potential impact on adjacent public rights-of-way or neighboring properties.

- (2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:**
 - The proposed building addition is internal to the site and should have minimal impact on the surrounding area. Additional parking will be provided onsite and onsite circulation is unchanged for the majority of the site and improved along the frontage. Staff has confirmed that the proposed building addition and added parking spaces will not interfere with the surrounding adjacent properties. New detention ponds will be constructed to address onsite stormwater management.

- (3) The proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal,**

fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:

- The property has existing services and access to public facilities. The proposed building addition and parking will be served adequately by essential public facilities. The drainage system has been designed to meet the City's requirements and will be subject to further review during the Site Plan review process.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
- Staff is not aware of any such features on-site that will be impacted by this use.
- (5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
- Additional standards for institutional group assembly uses are listed below.

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

- 1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
 - As mentioned previously, parking shall be managed on-site and there is no backing from the site onto a public right of way. The site revisions will increase the parking on site and onsite circulation. There is no parking that will be in the required front yard setback.
- 2.) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;**
 - The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft lots thus the minimum size is 45,000 ft or 1.033 acres. The proposed site is approximately 80 acres in size which exceeds three times the required minimum.
- 3.) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify**

whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

- Additional lighting has been proposed with the building addition as well as sections of the parking lot. The photometric plan shows that the on-site lighting in the parking lots will be no more than 0.5 footcandles at the property lines.

4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;

- Solid waste disposal will be handled via an existing dumpster located near the loading area on the west side of the main building and behind the eastern annex. Staff has confirmed that there are no plans to modify or move the dumpster for this project.

5.) Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;

- No new recreational areas are proposed with this special use permit application.

6.) The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by carpooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

- The total number of parking spaces for this project is shown as 1,034 parking spaces, and exceeds the minimum parking required per the Zoning Ordinance of 580 spaces as outlined in Chart 4 of the zoning ordinance.

7.) An application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation, or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use:

- The proposed use for this project will be a 102,000 square foot expansion of the existing school, modifications to the parking lot, and new emergency access drive from Warrior Drive. Additional lighting has been proposed with the building and as well as sections of the parking lot. The applicant has stated that no new traffic patterns are anticipated with this plan.

- 8.) The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**
- No such uses are being requested with this special use permit application.
- 9.) The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short-term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use;**
- No temporary or short-term uses are being proposed at this time; therefore, the applicant is not requesting any variances associated with any such uses.
- 10.) The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise;**
- An outdoor intercom system with outdoor speakers will be installed with the building to be used for emergency communications and will only be used periodically, during school hours. School hours are 8:00 am to 3:00 pm, Monday through Friday. Use of the intercom will be required to comply with the City's Noise Ordinance.

Staff Analysis and Recommendation:

The proposed addition will be consistent in architecture and exterior building materials with the existing school buildings. The proposed addition height is similar to the existing building as well as other recent school additions including private schools where the height of the auditorium and gymnasiums are approximately 42 feet. Although this height exceeds the RS-15 maximum height of 35-feet, it is compatible with similar institutional uses within the RS-15 zoning district. The addition of the parking spaces and emergency access will improve the current site conditions. Additionally, the 25 new classrooms and other school facilities will remove the need of the portables.

Staff recommends approval of the Special Use Permit because it meets the general standards of applicability and specific use standards for institutional group assembly uses, as noted above. If approved, staff recommends special use permit include the following conditions.

Recommended Conditions of Approval:

1. The special use permit approval is for an approximately 102,00 square foot, 2-story addition for 25 classrooms, science labs and auditorium and site modifications that include parking lot changes to accommodate 1,034 total parking spaces, paved gravel lot, new emergency access road gated in YELP mode, and stormwater detention basins.
2. Roof mounted equipment shall be screened from views offsite including public rights-of-way.
3. BZA approval does not imply approval of the Site Plan. A site plan shall be submitted for review and approval, subject to the Murfreesboro Zoning Code and Design Guidelines.
4. The existing portables on-site shall be removed prior to the issuance of the certificate of occupancy for the Riverdale High School building addition.

Attached Exhibits

- A. Site plan and elevations
- B. Letter of explanation from applicant
- C. Application

FEMA 100 YR FLOOD HAZARD AREA ZONE 'AE'

1

RUTHERFORD COUNTY BOARD OF EDUCATION,
RIVERDALE HIGH SCHOOL
OWNER ADDRESS: 2240 SOUTH PARK BLVD.
MURFREESBORO, TN 37128

PARCEL ID: 113-006-00-000

30' SETBACK

MAGNOLIA COURT

40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

TRIS AVENUE

MAGNOLIA DRIVE

FOOTBALL

EXISTING 36" SEWER BASEMENT

EXISTING 20" WATER LINE BASEMENT

BASEBALL

FOOTBALL PRACTICE

EXISTING 30" SEWER BASEMENT

PROPOSED 30" SEWER BASEMENT

FEMA 500 YR FLOOD HAZARD AREA ZONE 'X'

PROPOSED SCHOOL ADDITION

PROPOSED SCHOOL ADDITION

SOFTBALL

EXISTING 20" WATER LINE BASEMENT

GATED EMERGENCY ACCESS DRIVE

SOCCER PRACTICE

PROPOSED ACCESS FROM WARRIOR DRIVE

40' SETBACK

12.5' - 9' SETBACK

WARRIOR DRIVE

FEMA 500 YR FLOOD HAZARD AREA

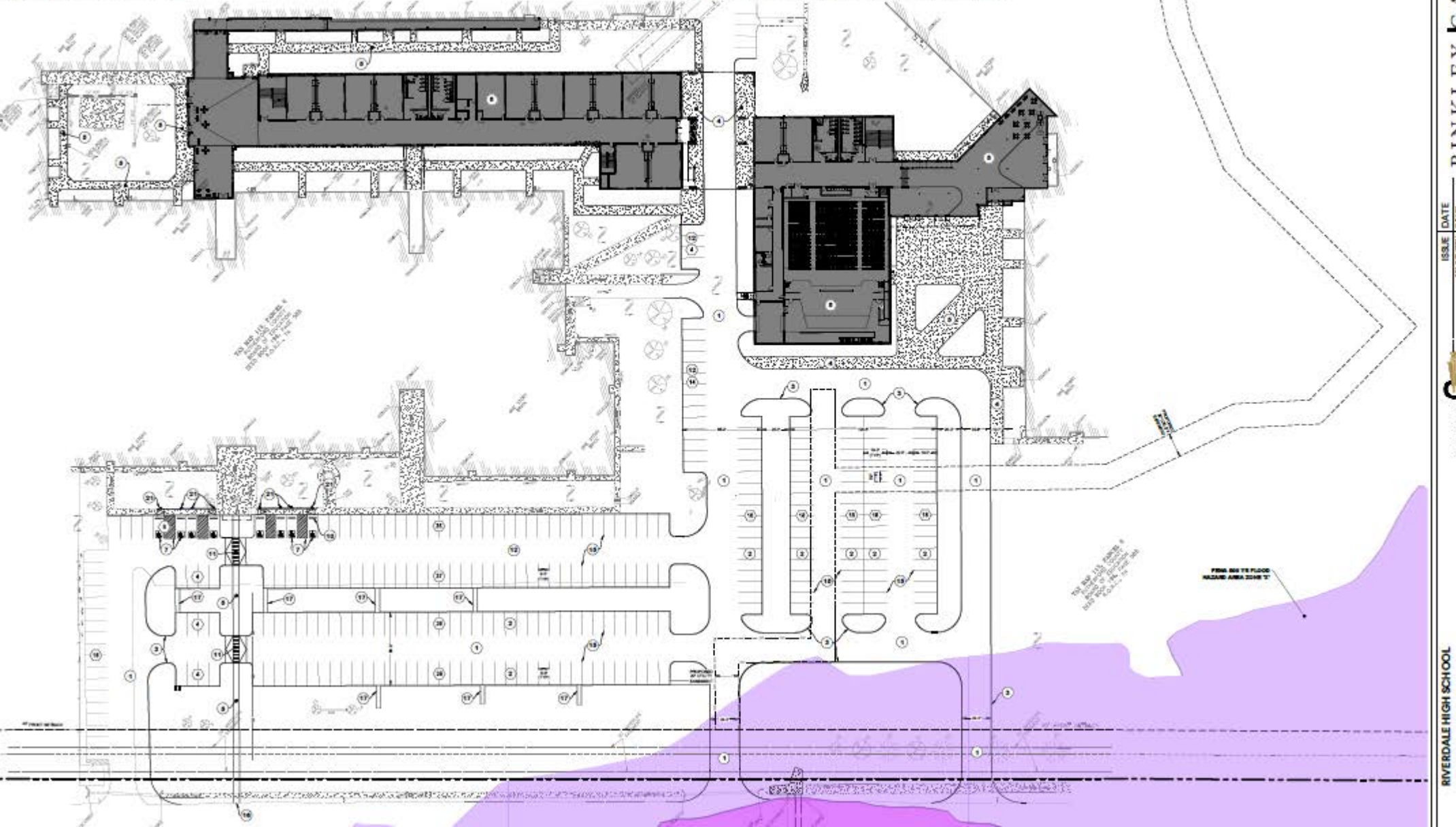
CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE COURSE OF THE WORK, THE CONTRACTOR MUST KNOW OR SHOULD KNOW OF THE LOCATION OF THESE WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED TO LOCATE AND THE PROPER SAFETY MEASURES TAKEN.

ACT (AS APPLICABLE AT THE TIME) IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.

14. ALL PLACEMENT AND/OR REMOVAL SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

1. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SIGNED PRIOR TO CERTIFICATE OF OCCUPANCY.

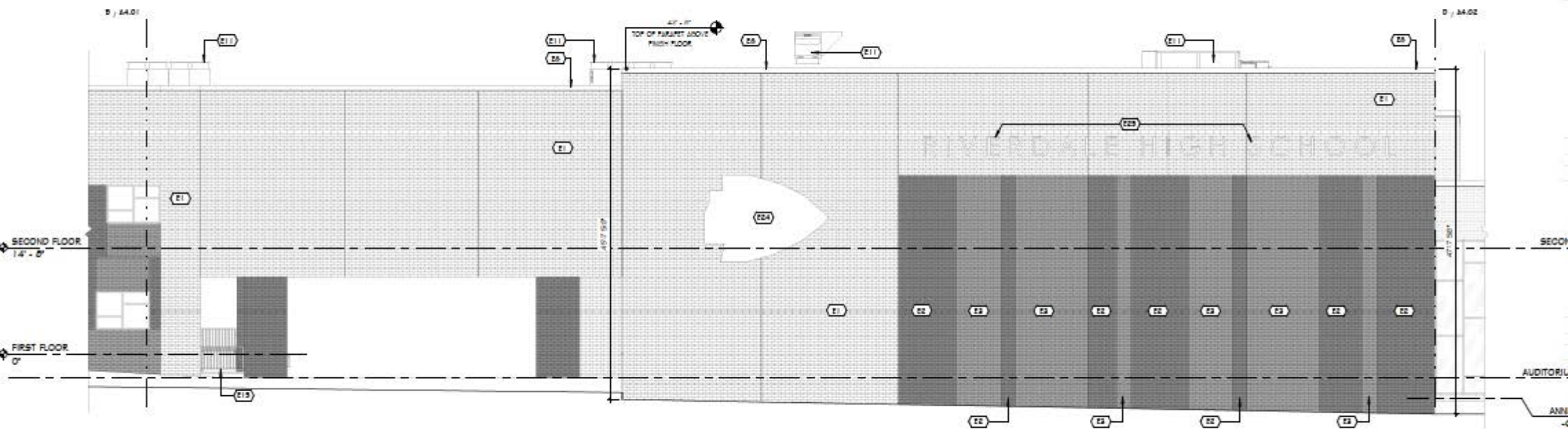
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.



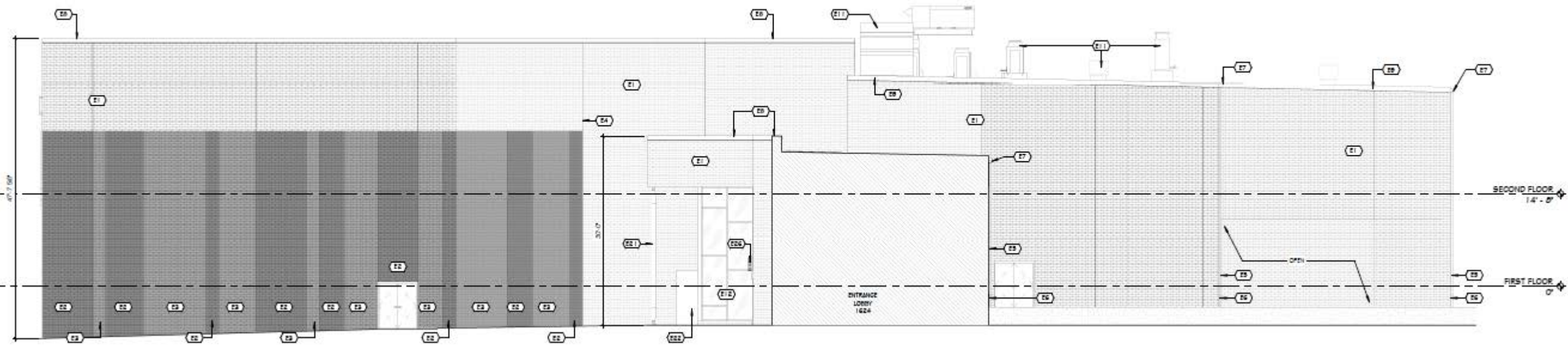
SEE SHEET 110 FOR
 110' X 110' X 110'
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SEE SHEET 110 FOR
 110' X 110' X 110'
 110' X 110' X 110'

FINAL SITE FLOOR
 INCLUDE AREA THIS T



C BUILDING ELEVATION C
 SCALE 1/8"=1'-0"
 0 1 2 3 4 5 6 7 8 9 10





Special Use Application for Riverdale High School

Barge Cauthen & Associates, Inc.
Jeff Hooper, Vice President
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
615.356.9911
jeff@bargecauthen.com

January 10, 2022

Mr. Joel Aguilera
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: Riverdale High School Addition/Expansion
BZA Special Use Permit
Murfreesboro, TN

Dear Joel,

Pursuant to Section 8—Procedure For Uses Requiring Special Permits and Section 9-Standards for Special Permit Uses, of the City of Murfreesboro, Tennessee 2022 Zoning Ordinance (Revised October 20, 2022) in regards to the proposed addition/ renovation of Oakland High School, please accept the following information as our Board of Zoning Appeals-Hearing Request Application.

Section 8 - Procedure for Uses Requiring Special Permits:

- (1) The owner or other person having a contractual interest in the property which is the site of the proposed special use shall file an application for a special use permit with the Zoning Administrator, which application shall be accompanied by a nonrefundable fee established from time to time by the Council and shall contain the following information:

(a) Name, address, and telephone number of the applicant;

Barge Cauthen & Associates, Inc.
Contact: Jeff Hooper, Vice President
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
(615) 356-9911
jeff@bargecauthen.com

Submitting the application on behalf of:

Rutherford County Board of Education
Contact: Mr. Trey Lee
2240 Southpark Boulevard
Murfreesboro, TN 37128
(615) 416-4404
leetr@rcsschools.net

(b) nature and extent of the applicant's interest in the property for which a variance is requested;

The Rutherford County Board of Education (RCBOE) is the property owner and applicant. Their intent to construct a high school addition and other site improvements for the residents of Murfreesboro and is reliant on the Board of Zoning Appeals Application approval of the special use permit.

(c) a site plan of the site of the proposed special use drawn at a scale to allow adequate review. Site plans for developments of less than one hundred fifty acres will be at a scale of not less than one hundred feet to the inch. For development between one hundred fifty and one thousand acres, site plans will be at least two hundred feet to the inch. Site plans shall contain the following information:

A copy of the Site Plan for the proposed high school addition is included with this application with all required information.

(d) address of the site of the proposed special use;

802 Warrior Drive
Murfreesboro, TN 37128

(e) a vicinity map showing the property which is the site of the proposed special use and all parcels of property within a five hundred-foot radius;

A vicinity map showing the proposed school is included on the overall site plan.

(f) zoning classification of the property which is the site of the proposed special use;

The zoning classification is Single-Family Residence District (RS-15).

(g) The proposed special use to be located on such property with a description of the manner in which the special use will be conducted or operated, including, but not limited to, the following:

[1] the hours and days of operation;

Typical operation of the high school is from 8:00 a.m. to 3:00 p.m. Monday through Friday.

Extracurricular activities from 3:00 p.m. to 11:00 p.m.

[2] the duration of the proposed special use;

Permanent.

[3] the number of expected students that will be expected to utilize any proposed facility or participate in any program connected with the proposed special use;

The current student population varies from year to year, but averages around 2,300 students. The proposed student population is 2,500 students which is the maximum allowed per Rutherford County School Board.

[4.] the projected traffic that will be expected to be generated by the proposed special use;
Existing portables will be relocated elsewhere on the campus and utilized until the proposed construction is completed. Upon completion and occupancy of the proposed addition, portables will be removed. Significant changes in traffic patterns are not anticipated.

(h) the potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed to be located and the manner in which the applicant proposed to eliminate or minimize them.

There are no known harmful characteristics of the school addition/ renovation at this time.

Section 9 - Standards for Special Permit Uses:

(C) Standards of general applicability. An applicant for a special permit shall present evidence at the public hearing on such special permit, which evidence must establish:

(1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

The proposed building addition is contained within an existing courtyard on the campus, therefore the building addition does not encroach closer to adjacent neighborhoods. Parking additions are contained on the property and meet the minimum setback requirements of the Zoning Ordinance. Existing water, sewer and electric utilities service the existing buildings on the campus and some relocation of utilities will be required but none will have a direct impact on the adjacent neighborhoods.

(2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations

The proposed building will be constructed of brick and will be located in the existing courtyard and connect the annex buildings. The addition will not encroach any closer to adjacent neighborhoods. The proposed building materials can be seen on the included architectural elevations. Photometric plans have been included and note the allowable footcandles at the property line have not been exceeded.

(3) that the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

The proposed use will be served adequately by all public facilities and services. Access to the campus is from Warrior Drive, a three-lane collector roadway. The number of parking spaces provided on the campus is nearly double than required by zoning code. The storm drainage system and detention ponds have been designed for to meet or exceed the City's requirements. Fire protection will be provided by a sprinkler system within the building addition as well as the Murfreesboro Fire Department Station 2. Water and Sanitary Sewer services will be provided by the Murfreesboro Water and Sewer Department.

(4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance;

The property is an existing high school and no significant natural, scenic, or historical structures are known to exist.

- (5) *that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use.*

The proposed use complies with all additional standards imposed on it by the institutional group assembly use section authorizing its use.

(D) Authorized special uses and additional standards

- (1) *The special use permit uses specified on Chart 1 of this article shall be allowed in the districts indicated on said Chart 1 subject to the issuance of special permits therefore.*

Chart 1 allows schools in the RS-15 districts with a special use permit.

- (2) *The following special permit uses shall be allowed in the districts indicated on Chart 1 of this article subject to the issuance of special permits therefore and subject to the following minimum standards which shall apply in addition to the general standards applicable to special permit uses set forth in subsection (C) hereof:*

(zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship, shall be subject to the following additional standards:

- (1) *Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;*

No parking areas back onto a public right-of way, and there is adequate space for vehicles to turn around on-site. On-site off-street parking areas have been provided for vehicles to load and unload passengers.

- [2] *In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;*

The lot size of the site is 80 ± acres, which exceeds three times the minimum lot size of 15,000 s.f. permitted in the RS-15 zoning district.

- [3] *On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;*

A site photometric plan has been included in this submittal which shows the light pole locations, heights, and anticipated footcandles, which will not encroach on neighboring properties.

- [4] *Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize adverse affects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental*

effect upon the adjacent property;

All dumpsters locations are existing and are located near the loading area on the west side of the main building and behind the eastern annex building.

[5] Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;

No changes to outdoor recreational or group activities are proposed.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by car pooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

Chart 4 requires 5 spaces per classroom or 1 space per 5 seats in the auditorium, whichever is greater. There are 116 classrooms, so 580 spaces are required. There are 860 existing parking spaces for the existing high school. The demolition plan shows 103 parking spaces being removed and the site plan provides 277 additional parking spaces for a total amount of 1,034 parking spaces post-construction.

[7] an application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;

The proposed work is an addition/ renovation to an existing high school for the purpose of educating children in grades 9 through 12. Other uses on the site include recreational athletics. The high school has been in existence for 50+ years and the traffic scenarios at peak times are not anticipated to change.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit.

Not applicable.

[9] the BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use; and

There are no short term uses proposed at this time.

[10] the application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use.

The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulation noise.

An intercom system with outdoor speakers is installed on the building to be used for emergency communications. The system will only be used periodically and during school hours

Please accept this package as support of our Special Use Permit application. Please don't hesitate to contact me with any questions or concerns.

Thank You,

A handwritten signature in blue ink, consisting of several loops and a trailing line, positioned above the typed name.

Jeff Hooper, Vice President
Barge Cauthen and Associates, Inc.

January 10, 2023

Mr. Joel Aguilera
City of Murfreesboro Planning Department
111 West Vine Street
Murfreesboro, TN 37130

Re: Riverdale High School Additions and Renovations
BC&A No. 2971-05

Dear Mr. Aguilera:

Per our conversations regarding the building addition to Riverdale High School, the maximum building height of 35 feet allowed in the RS-15 zoning creates a hardship for this type of project.

The project is unusual in that it does not have the same use as other properties in the zoning district. The auditorium is integral to the proposed public high school use. It is designed to accommodate several activities within the facility, such as theatrical performances, musical performances, school convocations, and various other community activities.

The design is consistent with other Rutherford County School projects. With the structural requirements for the roofing system as well as the catwalk, control booth, fly loft, proscenium, equipment and associated supports, lighting, curtain and backdrop rigging, the bearing height, slope, and extent of finished roofing systems have been provided at 47 feet and 8 inches. The roof system's components allow for the school and community events to commence without having limitations to the lighting, HVAC equipment, or limited productions. The requested height at the auditorium is 12 feet 8 inches over the maximum allowable building height.

The height of the system also relates to the adjacent roofing systems of the classroom wings and the drive through access below the second floor classroom "bridge", not only for aesthetics benefits, but also for rain water distribution and appropriate clearances (13'-8") for vehicular traffic, driving up the height of the building. The maximum height of the classroom wing is 41 feet 10 inches. The requested height at the classroom is 6 feet 10 inches over the maximum allowable building height.

The existing school gymnasium is approximately 42'-9" above finished grade. The proposed are similar to the existing gymnasium and will have a very minimal or no impact of the adjacent property, as the exceeding roof lines occur a minimum of 350 feet from the nearest property line.

The proposed design heights are necessary for appropriate school operations, site circulation, and general welfare of the school users. I hope this adequately addresses the need for exceeding the allowable maximum building height of 35 feet. Please contact me at (615) 356-9911, if you have any questions or require additional information.

Sincerely,



Jeff Hooper, P.E.
Vice President

P:\2971 Goodwyn Mills Cawood\2971-05\Corr\05 BZA REsubmittal\BZA Height Leter 01102023.docx



CIVIL ENGINEERS

6606 CHARLOTTE PIKE, STE 210

NASHVILLE, TENNESSEE 37209

615.356.9911 PHONE

615.352.6737 FAX


WWW.BARGECAUTHEN.COM

<i>City of Murfreesboro</i> BOARD OF ZONING APPEALS	HEARING REQUEST APPLICATION
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Location/Street Address: Riverdale High School - 802 Warrior Drive			
Tax Map: 113	Group:	Parcel: 00600	Zoning District: RS-15

Applicant: JEFF HOOPER, P.E.		E-Mail: jeff@bargecauthen.com	
Address: 6606 Charlotte Pike, Suite 210		Phone: 615.356.9911	
City: Nashville	State: TN	Zip: 37209	

Property Owner: Rutherford County Board of Education, Trey Lee			
Address: 2240 Southpark Boulevard		Phone: 615-416-4404	
City: Murfreesboro	State: TN	Zip: 37128	

Request: Special Use Permit for proposed building and parking expansions	
102,000 sf bldg addition; 36,000 sf bldg renovations; net 177 new parking spaces;	
Zoning District: RS-15	
Applicant Signature: 	Date: 1-10-2023

Received By:	Receipt #:
Application #:	Date:

**Murfreesboro
Board of
Zoning Appeals**



**HEARING APPLICATION
AND
GENERAL INFORMATION**